

## *Development Guidelines*

The integration of site features such as building arrangement, landscaping and parking lot layout (where included) is critical in producing a pleasant and functional living or working environment. In the Historic District, where a characteristic development pattern and distinctive architectural flavor have already been established, new development would be planned to reinforce these special assets. The adoption of guidelines herein are intended to provide flexibility in the development of property within the district in a manner which balances the interest of the property owner with the public's need for assurance that development will be orderly and aesthetically compatible with neighboring structures and scenic assets and will not create problems of drainage, traffic, or excessive density, occupancy or parking. The standards set forth in the guidelines reflect the Board of County Commissioners' legislative judgment of appropriate norms for balancing these private and public needs.

See Section 6.05.19G of the Land Development Code for additional guidelines.

## *Plan Submittal*

Every application for building permit to erect, construct, renovate and/or alter an exterior of a building located or to be located in the district shall be accompanied by plans for the proposed work. As used herein, "plans" mean drawings or sketches with sufficient elevations to show the architectural design of the building (both before and after the proposed work is done in the case of altering, renovating, demolishing or razing a building or structure), including proposed materials, textures and colors, and the plot plan or site layout, including all site improvements or features such as walls, walks, terraces, planting, flowering and specimen trees, accessory buildings, signs, lights and other Appurtenances. Such plans shall be submitted to the Architectural Review Board by the applicant.

When submittal of plans by an owner to the Chief Planner and same is found to be under the jurisdiction of the board, the applicant is notified of the time, date and place of the meeting. The applicant or their authorized agent shall appear at the meeting in order for the request to be considered by the board.

### **Santa Rosa County**

Community Planning, Zoning and Development Division  
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### **Santa Rosa County**

## **HISTORIC COMMERCIAL (HC1) ZONING DISTRICT**

(EFFECTIVE APRIL 1, 2004)

**Research done today, could save you time and money.**

**The information provided in this brochure is extracted from the Santa Rosa County Land Development Code; however, it is the responsibility of the applicant to contact the Planning and Zoning Division to discuss land use issues when a change is desired. This brochure is only to be used as an overall help tool for the general public.**

**Note: Land Development Code is subject to change.**

## ***Purpose***

The purpose of this District is to preserve the established development pattern and distinctive architectural character of the District through the restoration of existing buildings and construction of compatible new buildings.

The official listing of the Historic District on the National Register of Historic Places and the authority of the Building Inspection Department reinforce this special character. Efforts shall be made to insure that future development is compatible with and enhances the scale of the existing structures and the period of architecture characteristic of the era.

Character of the District: The Bagdad Historic District, which encompasses the Bagdad subdivision, is characterized by lots with narrow street frontage and small scale wood frame buildings of the Colonial Revival (1890-1930) and the Bungalow (1900-1930) periods which form a consistent architectural edge along the street grid. These buildings and historic sites and their period architecture make the district unique and worthy of continuing preservation efforts. The District is an established business area, residential neighborhood containing historic sites, museums and residences.

## ***Permitted Use***

- (1) Any use permitted in the HR-2 district.
- (2) Antique shops.
- (3) Wholesale and retail bakeries.
- (4) Banks.
- (5) Barber shops and beauty parlors.
- (6) Shops for the collection and distribution of garments and similar materials, for dyeing and cleaning establishments.
- (7) Other retail shops with a maximum floor area of three thousand square feet.
- (8) Studios.
- (9) Vending machines when an accessory to a business establishment and located in the same building as the business.
- (10) Small appliance repair shops.
- (11) Floral gardens.
- (12) Hand craft shops for custom work or making the custom items not involving noise, odor, or chemical waste.
- (13) Second-hand stores.
- (14) Small printing shops.
- (15) Restaurants (except drive-ins).

Mobile homes are prohibited in the historic district.

## ***Site Plan Review***

Site Plan Approval as provided in Section 4.04.00 of the Land Development Code is required for all development proposals.

## ***Protection of Trees***

See Section 6.05.19E of the Land Development Code for information concerning the Protection of Trees in the Historic District.

## ***Fences***

Chain link allowed in rear yard only, concrete block and barbed wire are prohibited fence materials in the Historic District. Approved materials will include but not necessarily be limited to wood, brick, stone and wrought iron.

## **Architectural Advisory Board (AAB)**

The Architectural Advisory Board will be established by the Board of County Commissioners. Any new restoration or new construction projects will be presented to this board for its approval prior to the issuance of any county building permits and after review by the Planning Department. The Architectural Advisory Board will insure the proper use of contemporaneous architectural styles, colors, and building materials to insure that these are compatible aesthetically with surrounding architecture. See Section 6.05.19H of the Land Development Code for additional information on the Architectural Advisory Board.